



Offers In  
Excess Of  
**£500,000**  
Freehold

3x  3x  1x 

Penfolds Place, Arundel,  
West Sussex BN18

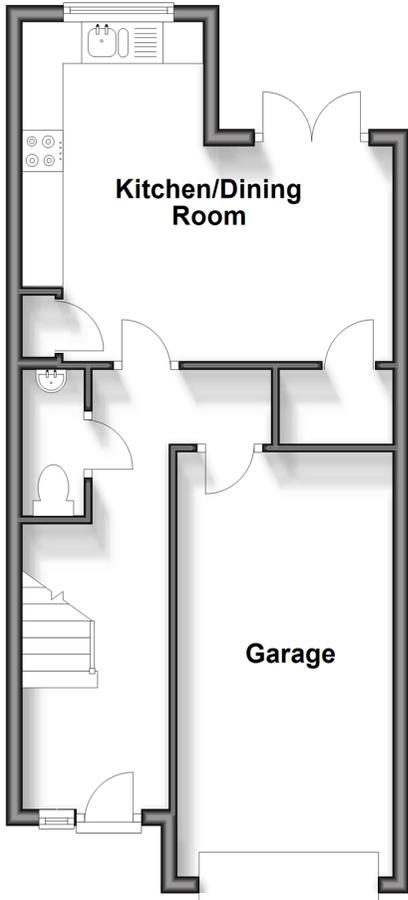
**OVER 60?**

Secure this property  
for up to **59% less!**

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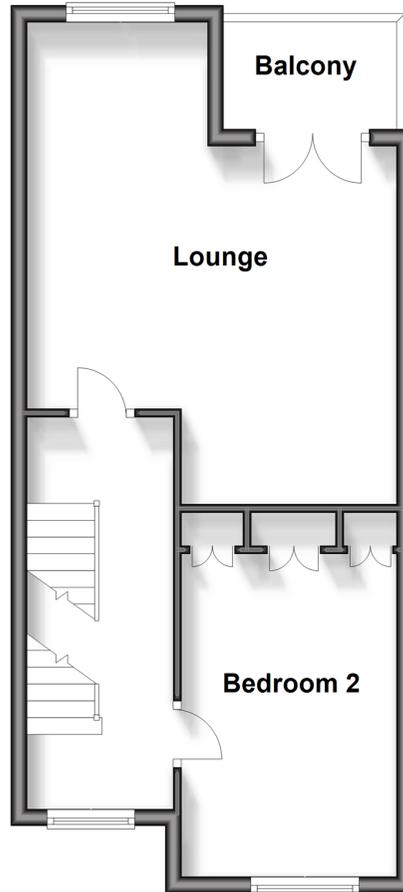
## Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



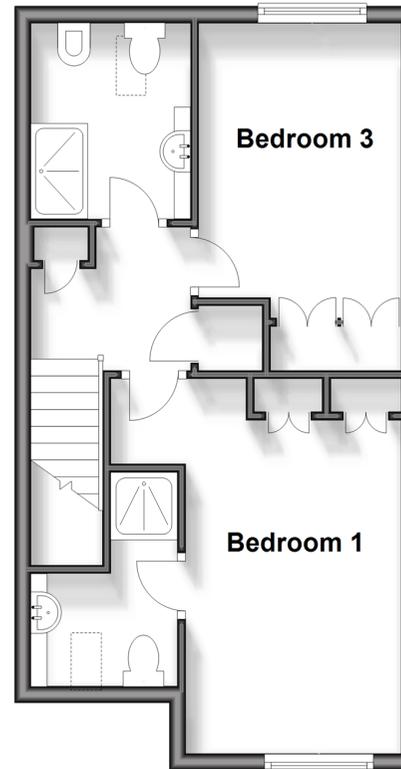
## First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



## Second Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/ Dining Room : (L-shaped) 15'2 at widest point x 13'5 at widest point (4.63m x 4.09m) plus 7'2 at narrowest point x 8'5 at narrowest point (2.19m x 2.57m)

Lounge : 15'1 at widest point (4.60m) narrowing to 8'8 (2.64m) x 14'6 at widest point (4.42m)

Cloakroom

### FIRST FLOOR

First Floor Landing

Bedroom 2: 11'11 up to fitted wardrobes x 8'4 (3.63m x 2.54m)

Shower Room : 7'10 x 6'4 (2.39m x 1.93m)

### SECOND FLOOR

Bedroom 1: 14'10 x 8'7 (4.52m x 2.62m)

En Suite Shower : 8'4 at widest point x 6'0 at widest point (2.54m x 1.83m)

### OUTSIDE

Integrated Garage : 16'4 x 8'8 (4.98m x 2.64m)

Driveway

Rear Garden



## Main features

- Attractive, well appointed town house in beautiful condition
- Elevated bright lounge with French doors to balcony
- Good sized integrated garage with driveway
- Three excellent sized bedrooms with fitted wardrobes
- Tucked away in a quiet cul-de-sac a short walk from the historic town centre near the river



### Nearest Schools

Primary Schools: Arundel CofE Primary 0.8 miles, St Philip's Catholic Primary, Arundel 1.0 miles

Secondary Schools: St Philip Howard Catholic High School 6.4 miles, Biship Luffa CofE Secondary School 11.7 miles



### Transport Information

Train Stations: Arundel 1.3 miles, Ford 1.7 miles, Barnham 3.5 miles



### Address

Penfolds Place, Arundel, West Sussex BN18



### Directions

For directions to this property please contact us.



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Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
C(72)	C(73)

23210787/20240306/IB/DW